



SHORT-TERM RENTAL MORATORIUM EXTENSION

BOARD OF COMMISSIONERS MEETING

APRIL 27, 2022



BACKGROUND

DLCD Notice – Original Moratorium

- Per ORS 197.520(1)(a), written notice must be provided to DLCD at least 45 days prior to the final public hearing to consider adoption of the moratorium
- Required notice submitted on June 4, 2021

DLCD Notice –Moratorium Extension #1

- Per ORS 197.520(5), written notice must be provided to DLCD at least 14 days prior to the final public hearing to consider extension of the moratorium
- Required notice submitted on November 17, 2021

DLCD Notice –Moratorium Extension #2

- Required notice submitted on April 12, 2022

- Initial moratorium could only be for 120 days as the area included has “urban” or “urbanizable” lands.
- Original moratorium was to expire December 29, 2021
- Moratorium extended for an additional 120 days on December 8, 2021
- Current extension expires April 28, 2022
- Extended moratorium would expire August 26, 2022

WORK TO-DATE

SHORT-TERM RENTAL MORATORIUM TIMELINE

	2021							2022			
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
DLCD 45-Day Notice for Moratorium	✓	✓									
Prepare Draft Moratorium Ordinance	✓	✓									
BOC Work Session / Town Hall – Moratorium Ordinance		✓									
14-Day Public Comment Period – Moratorium Ordinance		✓									
1 st Public Hearing – Moratorium Ordinance (August 11)			✓								
2 nd Public Hearing – Moratorium Ordinance (August 25)			✓								
Moratorium in Effect until April 28, 2022				✓	✓	✓	✓	✓	✓		
Prepare Draft #1 - Combined Ordinance and Revisions	✓	✓	✓								
BOC Work Session / Town Hall – Draft #1				✓							
14-Day Written Public Comment Period – Draft #1				✓							
Prepare Draft #2 – Combined Ordinance and Revisions					✓						
BOC Work Session / Town Hall – Draft #2						✓					
14-Day Written Public Comment Period – Draft #2						✓					
Prepare Draft #3 – Combined Ordinance and Revisions							✓				
BOC Work Session / Town Hall – Draft #3 – January 26, 2022								✓			
14-Day Written Public Comment Period – Draft #3								✓			
1 st Public Hearing – Combined Ordinance (February 9, 2022)									X		
BOC Work Session – February 26, 2022									✓		
LAWDUC Revisions – Planning Commission Review (March 8, 2022)										✓	
LAWDUC and Code Revisions – 1 st Public Hearing BOC (Tentative: April 13, 2022)											✓
LAWDUC and Code Revisions – 2 nd Public Hearing BOC (Tentative: April 27, 2022)											
Moratorium Expires: April 28, 2022											

Board of Commissioner

Work Sessions

February 24, 2021

April 20, 2021

June 1, 2021

August 3, 2021

January 26, 2022

February 16, 2022

Board of Commissioner Meetings

August 11, 2021

First pubic hearing of moratorium

August 25, 2021

Board adopts moratorium,
effective September 1, 2021

December 8, 2021

Board extends moratorium
through April 28, 2022

Public Town Hall Meetings

July 9, 2021

July 16, 2021

September 24, 2021

November 12, 2021

January 22, 2022

Planning Commission Work Session

November 12, 2019

Planning Commission Public Hearing

March 8, 2022

Staff Quarterly Town Hall Meetings

Arch Cape: October 14, 2020

Arch Cape: January 27, 2021

Clatsop Plains: October 30, 2020

Clatsop Plains: January 28, 2021

Cove Beach: July 28, 2020

Cove Beach: November 14, 2020

Cove Beach: January 26, 2021

OUTCOMES

EXTEND MORATORIUM

- Allows staff time to finalize data collection and analysis to present to your Board on May 18
- Does not permit new STRs while zoning discussions are being conducted
- Provides clarity to staff and property owners re: status of applications and rules
- Creates uncertainty for property owners with pending applications or those seeking to obtain a permit

DO NOT EXTEND MORATORIUM

- New permits could be issued as soon as Friday, April 29
- Would allow licenses to be issued for new STRs prior to completing zoning amendments
- May create confusion for staff and property owners as it will not be clear which rules would apply in the 30 days prior to Ordinances 22-01 and 22-03 taking effect



SHORT-TERM RENTAL MORATORIUM EXTENSION #2

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QUESTIONS?